



**CITY OF SUNNYVALE  
REPORT  
Administrative Hearing**

**January 26, 2005**

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**SUBJECT:**           **2004-0856 - Ted Leung / The Leung Trust**  
[Applicant/Owner] Application on a 5-acre site located at  
**144 West El Camino Real** in a C-2 / PD (Highway  
Business/Planned Development) Zoning District. (APN: 201-  
37-012):

Motion               Special Development Permit to allow a new 3,500 square-  
foot retail/restaurant building and the rehabilitation of  
existing buildings within an existing shopping center  
(Sunnyvale Shopping Center).

**REPORT IN BRIEF**

**Existing Site**           Shopping Center  
**Conditions**

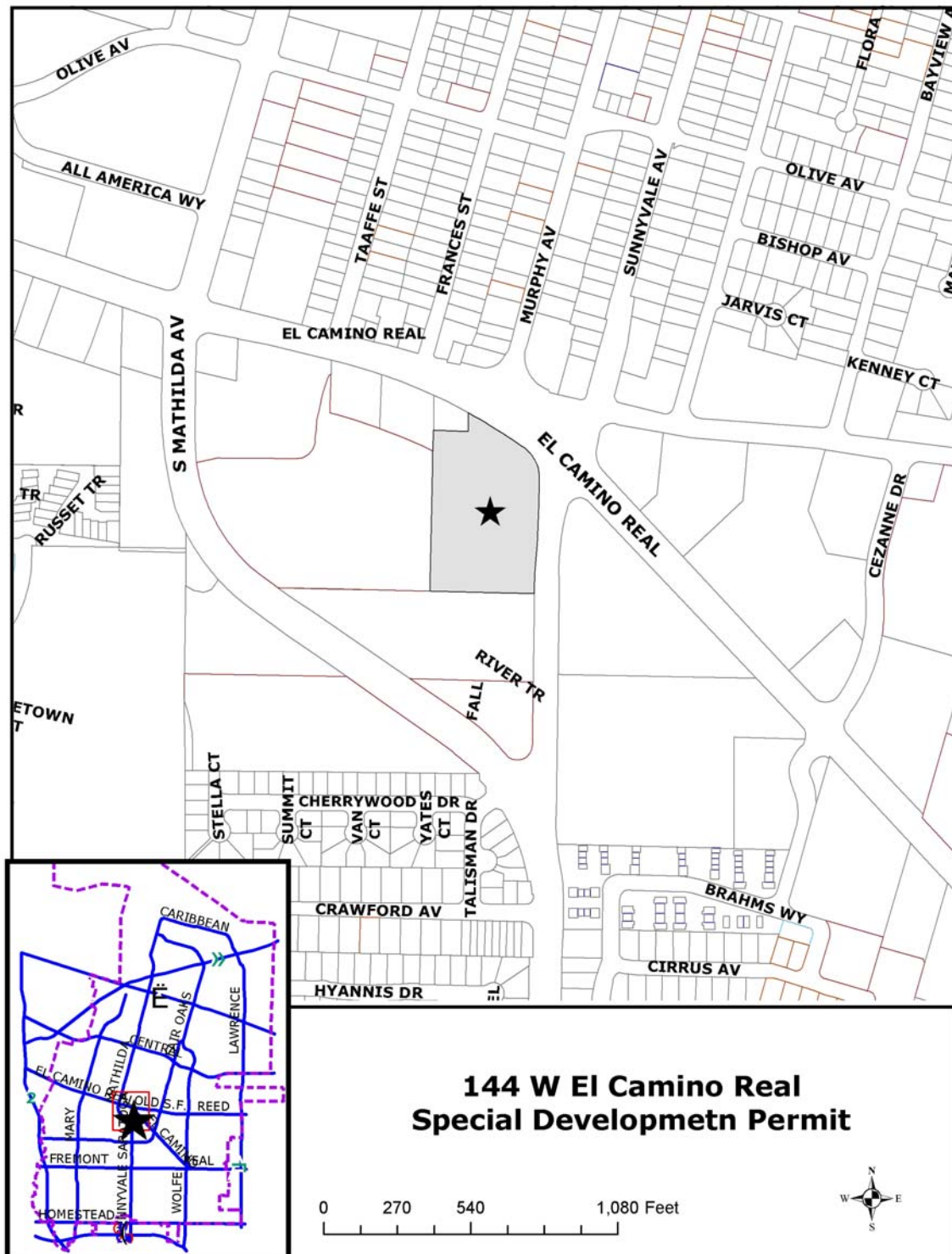
**Surrounding Land Uses**

North	Commercial across El Camino Real
South	Commercial
East	Commercial & Medical Office
West	Commercial & Residential (apartments)

**Issues**               Parking, Setbacks, Architecture

**Environmental**       A Class 3 Categorical Exemption relieves this project  
**Status**               from California Environmental Quality Act provisions  
and City Guidelines.

**Staff**               Approve with Conditions  
**Recommendation**



**PROJECT DATA TABLE**

	<b>EXISTING</b>	<b>PROPOSED</b>	<b>REQUIRED/ PERMITTED</b>
<b>General Plan</b>	Commerical General Business	Same	Commercial General Business
<b>Zoning District</b>	C-2/PD	Same	C-2/PD
<b>Lot Size (s.f.)</b>	221,808	Same	No min.
<b>Gross Floor Area (s.f.)</b>	56,854	60,052	No max.
<b>Gross Floor Area of Tenant Spaces</b>	N/A	3,198	N/A
<b>Lot Coverage (%)</b>	26%	27%	35% max.
<b>Floor Area Ratio (FAR)</b>	26%	27%	No max.
<b>No. of Buildings On- Site</b>	2	3	---
<b>Distance Between New Existing Building</b>	N/A	Approx. 50'	20' min.
<b>Building Height (ft.)</b>	9' – 25'	24' at peak of new building	75' max.
<b>No. of Stories</b>	1	1	8 max.
<b>Setbacks (Facing Property)</b>			
★ • <b>Front (El Camino Real)</b>	N/A	20'	70' min. (new building)
• <b>Left Side (Sunnyvale – Saratoga Road)</b>	32'6"	32'6"	15' min. (Baja Fresh)
• <b>Right Side</b>	20	Same	10' min buffer to residential use (existing building)
• <b>Rear</b>	165'	Same	0' min. (existing building)
<b>Landscaping (sq. ft.)</b>			
★ • <b>Total Landscaping</b>	32,675	37,375	44,362 min.
★ • <b>Frontage Width (ft.)</b>	15'	12' w/ 4' high berm	15 ft. min.
<b>Parking</b>			
• <b>Total Spaces</b>	332	335	267 min.

	EXISTING	PROPOSED	REQUIRED/ PERMITTED
• <b>Standard Spaces</b>	319	319	300 min.
• <b>Compact Spaces/ % of Total</b>	4	7	10% max. (50% max along periphery)
• <b>Accessible Spaces</b>	9	9	8 min.
• <b>Bicycle Parking</b>	N/A	Not indicated on plans	Per VTA Guidelines (1 Class I & 1 Class II)
<b>Stormwater</b>			
• <b>Impervious Surface Area (s.f.)</b>	189,151	Same	210,717
• <b>Impervious Surface (%)</b>	85%	Same	95%

★ Starred items indicate deviations from Sunnyvale Municipal Code requirements.

## **ANALYSIS**

### **Description of Proposed Project**

The proposed project is for the construction of a new 3,198 square foot retail/restaurant building located within an existing shopping Center (Sunnyvale Shopping Center). A canopy around the building and a courtyard area for outdoor seating is also proposed. The project also includes exterior renovations to the existing shopping center building.

### **Background**

**Previous Actions on the Site:** The following table summarizes previous planning applications related to the subject site.

<b>File Number</b>	<b>Brief Description</b>	<b>Hearing/Decision</b>	<b>Date</b>
2003-0451	Modification to an existing Special Development Permit including the expansion of outdoor seating, elimination of drive thru, and modifications to exterior of building (Baja Fresh)	Administrative / Approved	7/30/03
1995-0281	Restaurant and expansion of existing restaurant	Planning Commission / Approved	9/11/95
1989-0001	Landscape Plans	Miscellaneous Plan Permit / Approved	11/29/89
1982-0257	Develop Fast Food Restaurant	Planning Commission / Approved	2/9/82

### **Environmental Review**

A Class 3 Categorical Exemption relieves this project from California Environmental Quality Act provisions and City Guidelines. Class 3 Categorical Exemption includes the construction of small facilities or structures up to 10,000 feet in floor area for commercial buildings in urbanized areas.

### **Special Development Permit**

**Detailed Description of Use:** A Special Development Permit is required for new development located on properties where the underlying zoning district is combined with a PD (Planned Development). The proposed use is for a new retail/restaurant building that includes two tenants. The slightly larger tenant space (1,666 square feet) will be utilized as a restaurant while the other tenant (1,532 square feet) has yet to be determined. For the purposes of this application, this tenant will be considered as a restaurant use in terms of required parking. However; the space may be utilized as a retail use.

**Site Layout:** The proposed building would be located along the El Camino Real frontage of the 5 acre lot. The layout of the site would be modified to accommodate the new building in terms of vehicular circulation, parking and landscaping. A larger commercial building containing a mix of uses; restaurant, sporting goods, grocery, electronics, and apparel are located within

the main building. A recently renovated restaurant is also located at the corner of El Camino and Sunnyvale Saratoga Road.

The proposed combined tenant spaces are approximately 3,198 square feet in floor area. Additional outdoor seating area (10 seats) spreads approximately 1,575 square feet. The canopy of the new building also covers approximately 1,460 square feet. The proposed setback of 20 foot setback does not meet the required 70 front yard setback adjacent along El Camino Real. See "Compliance with Development Standards" for more discussion.

The entrance to the new tenant building will be located to the interior to the site near the parking areas and away from El Camino Real. Pedestrian access to the building from the public sidewalk is maintained through a covered walkway at the side of the building. Entrances at this location rather than the street allow direct access from the parking lot and increased pedestrian activity within interior of the site. A 4-foot high berm and 12-foot wide landscaped area at the front of the building will provide a more preferable aesthetic impact from the street.

Due to the proposed location of the building, certain tenants of the shopping center will lose visibility from El Camino Real. In order to accommodate this loss, staff is requiring Condition of Approval #13A that requires a new Master Sign Program to improve signage for the site. Alternative locations for signs will allow for enhanced visibility of these businesses from the major arterials. Staff will work the applicant to establish a new Master Sign Program that incorporates elements of the renovated modern architecture of the site. A preliminary concept for this signage is located in Page 2 of Attachment C.

**Stormwater Management:** This project does not require compliance with the new Stormwater Management requirements since the project is not disturbing one acre or more of area; however, per Condition of Approval #17B, the project will incorporate "Best Management Practices" (BMPs) to reduce stormwater runoff on the site.

The following Guidelines were considered in analysis of the project site design.

<b>City Wide Design Guidelines (Site Layout)</b>	<b>Comments</b>
<i>A8. Link on-site walkways to the public sidewalk system outside the project for ease of pedestrian access.</i>	The project will create pedestrian walkways from the existing building to the new pad building and the public sidewalk along El Camino Real.

<b>City Wide Design Guidelines (Site Layout)</b>	<b>Comments</b>
<i>B3. Siting of noise and odor generating functions on a site shall not create a nuisance for the adjacent properties.</i>	The trash enclosure that serves the proposed building is located northeast corner of the building away from neighboring residential uses and common pedestrian areas.
<i>B5. Do not dominate street frontage of projects by surface parking to encourage pedestrian orientation and a continuous streetscape. Limit paved areas on street frontages of non-residential developments to one double row of parking and locate the rest of the parking elsewhere on the site.</i>	The location of the new building along El Camino Real encourages pedestrian use around the site by relocating parking to the interior of the site while also improving the overall view from the street.

**Architecture:** The proposed building introduces a modern design to the shopping center with angular roof forms and projecting tower elements. The concept of the new design was to borrow some characteristics of the original shopping center architecture, established forty years ago, and reintroduce new modern components to the site. The new building will be constructed with a painted stucco façade to match other buildings on site. Painted metal columns will support a canopy section around a majority of the building. The building will include windows on each elevation to allow wide-ranging natural light into the building. Two projecting wall sections are located at opposite sides of the building. Staff recommends Condition of Approval #3B which requires additional detail be provided along the El Camino elevation of the new building. Although, new landscaping may partially block the view of this section of the building, additional decorative elements would enhance this view. These elements may include texture, pattern or color changes that may bring additional interest to the wall.

As proposed currently, a projecting feature that states “Sunnyvale” appears along this area. Staff is not recommending a significant change to the shape of this feature. Proposed words or signage on this attractive feature shall remain separate from this approval and shall be included in the separate Master Sign Program that is required.

Additionally, the application includes renovation to the existing main building which incorporates these modern design elements. These improvements include refurbishment of the canopy along the building facade. A new metal paneled wall element at three locations along the building. (See Elevations on pages of 7-9 of Attachment 3 for more detail.)

The height of the new building will be approximately 24 feet high to the top of a projecting element at the corner of the building. A majority of this pad building will be a maximum height of 19 feet and 8 inches. The existing buildings on the site range from 19 feet to 25 feet in height.

The following Guidelines were considered in the analysis of the project architecture.

<b>City Wide Design Guidelines (Architecture)</b>	<b>Comments</b>
<i>C3. Develop a comprehensive architectural theme for multi-building complexes. Unify various site components through the use of similar design, material, and colors.</i>	The proposed project upgrades the current shopping center while enhancing the modern design that was originally intended for the site. The façade and canopy areas of the existing center will be renovated and connected to the design of the new buildings with respect to design, materials and colors.

**Landscaping:** The existing landscaping of the site is limited and dispersed throughout the site. The proposed plan will increase landscaping by 2%. Additional landscaping will be planted at the northern portion of the site near the new building. A courtyard between the proposed building and the parking area will include three palm trees. Five additional palm trees will also be planted near the reconfigured driveway along El Camino Real and the main building at specific locations. Three additional liquidambar trees are planted within the site including one along El Camino Real. In order to achieve increased shading for the site, staff is recommending additional upgrades to the landscaping that are dispersed throughout the parking area of the site (Condition of Approval #5B). After additional landscaping, the site may not be result in the required 20% of the site. Staff finds that the site was developed with limited opportunity to meet this future standard.

The following Guidelines were considered in analysis of the project landscaping.



<b>City Wide Design Guidelines (Landscaping)</b>	<b>Comments</b>
<i>A1. Landscape design shall demonstrate a concept and link various site components. Placement and type of plant materials shall relate to the site and buildings.</i>	The new landscaping will be integrated into the affected area of development and additional vegetation will be placed at areas near the existing building. The proposed palm trees are common on nearby properties and are appropriate with the modern design of the retail center.
<i>A14. Focal points and highly visible area of the site shall receive special landscape treatment</i>	Locations at various corners of the building and parking areas of the site will include new trees and vegetation.
<i>A16. Site furniture and light fixtures shall follow the same design concept as the major structures on the site.</i>	The site will incorporate new benches that tie in with the renovated modern design of the shopping center.

**Parking/Circulation:** Parking areas are located throughout the site; in front of the main building and at the southern portion of the property. Entrances and exists to the site are located on El Camino Real and Sunnyvale Saratoga Road. As noted in the "Site layout" section the driveway along El Camino Real will be modified to accommodated the new building and improve the overall circulation of the site. A plan in which the new building was to be located west of the current driveway was considered. However, this location was not feasible as an existing easement with the neighboring property prevented construction within this area.

The site currently provides 332 parking spaces for the site. The redesigned parking area of the site enables 3 additional spaces for a total of 335. Sunnyvale Municipal Code requires shopping centers greater than 50,000 square feet a parking rating of 1 space per 225 square feet. In this case, the required parking for the center, including the proposed retail building, would be 267 spaces. Therefore; parking requirements could be considered by this ratio. However because this project would result in 17% restaurant uses, staff has evaluated the new uses and parking in more detail. If each of the uses is separated from the shopping center rate, so that parking is based on each particular use, 353 spaces are required. (See "Parking Demand Chart" in Attachment #D.

Sunnyvale Municipal Code 19.46.020(c) states that peak parking demand for the site can be considered for varying uses. The applicant submitted a parking analysis (Page 1 of Attachment #C). The proposed coffee shop use would be

open during early morning hours while most businesses are closed. The table also indicates that only between the hours of 5pm and 6pm, the parking lot could potentially reach the 335 parking space capacity that is proposed. Peak parking demand for the site would not exceed maximum capacity of the site at any particular time of the day due to varying hours of operation for the site. Staff recommends that the 335 spaces for the redesigned shopping center are sufficient with the additional tenants.

Staff has included Condition of Approval #1I which requires that if additional outdoor seating is requested (10 are currently requested, as noted in parking demand chart), a Miscellaneous Plan Permit would be required for approval.

The project site provides significantly less than the number of compact spaces that may be permitted. If further expansion of the uses on site is requested, additional compact spaces may be considered. At this time, it is a desire of the applicant to maintain more than the required amount of standard spaces as noted on the Data Chart on page 3 of this report.

The project also requires additional locations for bicycle parking for the site. Condition of Approval #9A requires 1 Class I and 1 Class II space for the new use per VTA guidelines. Locations for bicycle racks are required to be determined prior to approval of building permits.

## **Conclusion**

**Compliance with Development Standards/Guidelines:** The proposed project complies with most standard development standards. As noted previously, the current site is deficient in landscaping as it predates current landscaping requirements. The project will increase landscaping by 4,700 square feet. Additional landscaping is also required by the Conditions of Approval. Additionally the site does not meet the required 70 foot front yard setback requirement and 15-foot landscape buffer along the street. An existing building on a neighboring site indicates non-conformance to this setback requirement. The restaurant located on the northeast portion of the site also does not meet this requirement. Staff does not find that this proposal is out of character with neighboring uses or will negatively impact the nearby area. These deficiencies are also offset by the increased landscaping proposed in front of the building and other locations on-site. The project also improves vehicular circulation for the site by relocating a driveway and area for parking.

**Precise Plan for El Camino Real:** The project site is located in Opportunity Area Four in the Precise Plan for El Camino Real. The proposed retail/restaurant use is compatible with the C-2 Zoning district. The Precise Plan also requires all new freestanding restaurants to be a minimum size of 3,500 square feet. As noted in "Site Layout" section of this report, additional

canopy area and seating area of the proposed use allows this requirement to be met.

**Expected Impact on the Surroundings:** The proposed project will result in a new visual impact from El Camino and Sunnyvale-Saratoga Road. The new building and renovation of the center will introduce a modern design that will improve the overall aesthetics of the site. These improvements will considerably upgrade a center, developed in the early 1960s, that has gradually declined over the years. Increased parking demand for the site will also result from the new pad building. As noted in the "Parking" section of this report, the site maintains sufficient parking for the additional use.

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### **Fiscal Impact**

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The project will be subject to a transportation impact fee as required by Sunnyvale Municipal Code based on the additional 3,198 square feet of floor area of retail/restaurant use prior to issuance of a building permit (Condition of Approval #4A).

No fiscal impacts other than normal fees and taxes are expected.

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### **Findings, General Plan Goals and Conditions of Approval**

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Staff was able to make the required Findings based on the justifications for the Special Development Permit.

- Findings and General Plan Goals are located in Attachment A.
- Conditions of Approval are located in Attachment B.

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### **Public Contact**

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<b>Notice of Public Hearing</b>	<b>Staff Report</b>	<b>Agenda</b>
<ul style="list-style-type: none"><li>• Published in the <i>Sun</i> newspaper</li><li>• Posted on the site</li><li>• 279 notices mailed to adjacent property owners and residents of the project site</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City of Sunnyvale's Website</li><li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li></ul>	<ul style="list-style-type: none"><li>• Posted on the City's official notice bulletin board</li><li>• City of Sunnyvale's Website</li><li>• Recorded for SunDial</li></ul>

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**Alternatives**

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1. Approve the Special Development Permit with the attached conditions.
2. Approve the Special Development Permit with modified conditions.
3. Deny the Special Development Permit.

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**Recommendation**

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Alternative 1.

Prepared by:

Ryan M. Kuchenig  
Project Planner

Reviewed by:

Diana O' Dell  
Senior Planner

Attachments:

- A. Recommended Findings
- B. Recommended Conditions of Approval
- C. Site and Architectural Plans
- D. Parking Demand Chart

## **Recommended Findings - Special Development Permit**

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Goals and Policies that relate to this project are:

### **Land Use and Transportation Element**

**Goal C4** - *Sustain a strong local economy that contributes fiscal support for desired city services and provides a mix of jobs and commercial opportunities.*

**Policy N1.2** - *Require new development to be compatible with the neighborhood, adjacent land uses, and the transportation system.*

**Policy N1.11** - *Recognize El Camino Real as a primary retail corridor with a mix of uses.*

**Action Statement N1.13.4** - *Encourage the maintenance and revitalization of shopping centers*

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale as the project will provide a compatible service to the existing retail center. The proposed use is located in close proximity to public transit and will provide additional employment opportunities to the immediate area. The retail/restaurant use is complementary to the existing commercial and residential uses in the vicinity.
2. The proposed use ensures that the general appearance of proposed structures, or the uses to be made of the property to which the application refers, will not impair either the orderly development of, or the existing uses being made of, adjacent properties as the proposed project significantly enhances the architecture of the existing shopping center that was built approximately forty years ago. Additional landscaping provides an improved aesthetic quality for the uses on site and the view from adjacent streets and properties. The proposed project includes compatible uses and will not negatively impact the uses of adjacent properties or future development within the area.

**Recommended Conditions of Approval - Special Development Permit**

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In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

Unless otherwise noted, all conditions shall be subject to the review of approval of the Director of Community Development.

**1. GENERAL CONDITIONS**

- A. Project shall be in conformance with the plans approved at the public hearing(s). Minor changes may be approved by the Director of Community Development, major changes may be approved at a public hearing.
- B. Any major site and architectural plan modifications shall be treated as an amendment of the original approval and shall be subject to approval at a public hearing except that minor changes of the approved plans may be approved by staff level by the Director of Community Development.
- C. The Conditions of Approval shall be reproduced on a page of the plans submitted for a Building permit for this project.
- D. The Special Development Permit for the use shall expire if the use is discontinued for a period of one year or more.
- E. The Special Development Permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date.
- F. Any expansion or modification of the approved use shall be approved by separate application at a public hearing by the Administrative Hearing Officer.
- G. The developer shall work with the Santa Clara County Transit District in establishing bus stops, shelters, pads and turnout locations, if desired by the District.
- H. All proposed mechanical equipment shall be screened to the height of the equipment in accordance with plans approved by the Director of Community Development.
- I. Any additional request for outdoor seating of more than 10 seats requires review and approval of a Miscellaneous Plan Permit by the Director of Community Development.

J.

**2. COMPLY WITH OR OBTAIN OTHER PERMITS**

- A. Obtain necessary permits from the Development Permit from the Department of Public Works for all proposed off-site improvements.
- B. Obtain approval from the Crime Prevention Division of Public Safety Department for crime prevention measures appropriate to the proposed development prior to issuance of a Building Permit.

**3. DESIGN/EXTERIOR COLORS AND MATERIALS**

- A. Final exterior building materials and color scheme are subject to review and approval of the Director of Community Development prior to issuance of a building permit.
- B. Additional detail or decorative elements shall be provided along the street side elevation to improve the view from El Camino Real. Final design features shall be consulted with staff and subject to final review and approval by the Director of Community Development.

**4. FEES**

- A. The project is subject to a Transportation Impact as required by Sunnyvale Municipal Code Section 3.50.050.

**5. LANDSCAPING**

- A. Landscape and irrigation plans shall be submitted to the Director of Community Development subject to approval by the Director of Community Development prior to issuance of a Building Permit. Landscaping and irrigation shall be installed prior to occupancy. The landscape plan shall include the following elements:
- B. Additional landscaping shall be dispersed throughout the site to provide additional shading within the parking lot of the site.
- C. Provide separate meter for domestic and irrigation water systems.
- D. The landscape plan shall including street trees and shall be submitted and approved per the City Arborist.
- E. All landscaping shall be installed in accordance with the approved landscape plan and shall thereafter be maintained in a neat, clean, and healthful condition.
- F. Prepare a landscape maintenance plan subject to review and approval by the Director of Community Development
- G. Of new trees installed, 10% shall be 24-inch box size or larger and no tree shall be less than 15-gallon size.

- H. Any “protected trees”, (as defined in SMC 19.94) approved for removal, shall be replaced with a specimen tree of at least 36-inch box size.
- I. At the expense of the subdivider, City staff shall install required street trees of a species determined by the Public Works Department. Obtain approval of a detailed landscape and irrigation plan from the Director of Community Development (SMC 19.38.070) prior to issuance of a Building Permit.
- J. Provide a four foot landscaped berm along El Camino Real frontage as specified on submitted site plans.
- K. All areas not required for parking, driveways or structures shall be landscaped.

**6. TREE PRESERVATION**

- A. Prior to issuance of a Demolition Permit, a Grading Permit or a Building Permit, whichever occurs first, obtain approval of a tree protection plan from the Director of Community Development. Two copies are required to be submitted for approval.
- B. The tree protection plan shall be installed prior to issuance of any Building Permits, subject to the on-site inspection and approval by the City Arborist.
- C. The tree protection plan shall remain in place for the duration of construction.
- D. The tree protection plan shall include measures noted in Sunnyvale Municipal Code Section 19.94.120 and at a minimum:
  - 1. An inventory shall be taken of all existing trees on the plan including the valuation of all ‘protected trees’ by a certified arborist, using the latest version of the “Guide for Plant Appraisal” published by the International Society of Arboriculture (ISA).
  - 2. All existing (non-orchard) trees on the plans, showing size and varieties, and clearly specify which are to be retained.
  - 3. Provide fencing around the drip line of the trees that are to be saved and ensure that no construction debris or equipment is stored within the fenced area during the course of demolition and construction.
- E. Overlay Civil plans including utility lines to ensure that the tree root system is not damaged.



**7. LIGHTING**

- A. Prior to issuance of a Building Permit submit an exterior lighting plan, including fixture and pole designs, for approval by the Director of Community Development. Driveway and parking area lights shall include the following:
- B. Sodium vapor (of illumination with an equivalent energy savings).
- C. Pole heights to be uniform and compatible with the areas, including the adjacent residential areas. Light standards shall not exceed 18 feet on the interior of the project.
- D. Provide photocells for on/off control of all security and area lights.
- E. All exterior security lights shall be equipped with vandal resistant covers.
- F. Wall packs shall not extend above the roof of the building.
- G. Lights shall have shields to prevent glare onto adjacent residential properties.
- H. Prior to issuance of a Building Permit submit a contour photometric plan for approval by the Director of Community Development. The plan shall meet the specifications noted in the Standard Development Requirements.
- I. Out-of door loudspeakers shall be prohibited.

**8. PARKING**

- A. Specify compact parking spaces on Building Permit plans. All such areas shall be clearly marked prior to occupancy, as approved by the Director of Community Development.
- B. Specify compact parking spaces on the Building Permit plans. All such areas shall be clearly marked prior to occupancy, as approved by the Director of Community Development.
- C. Specify number of parking areas on the plans. All such areas shall be clearly marked. Employees shall be required to park on the site.

**9. BICYCLE PARKING**

- A. Provide 1 Class I and 1 Class II bicycle parking spaces (per VTA Bicycle Technical Guidelines) as approved by the Director of Community Development.

**10. RECYCLING AND SOLID WASTE**

- A. Submit a detailed recycling and solid waste disposal plan to the Director of Community Development for approval.

- B. All exterior recycling and solid waste shall be confined to approved receptacles and enclosures.
- C. The required solid waste and recycling enclosure shall match the design, materials and color of the main building.
- D. The enclosure shall be of masonry construction and shall match the exterior design, materials and color of the main building.
- E. Submit a detailed recycling and solid waste plan to Director of Community Development for review and approval.
- F. All recycling and solid waste containers shall be metal or State Fire Marshall listed non-metallic.
- G. Remove all debris, structures, area light poles, and paving from the site prior to commencement of new construction.

**11. RIGHT-OF-WAY IMPROVEMENTS**

- A. Obtain a Development Permit from the Department of Public Works for improvements.
- B. Curbs, gutters, sidewalks, streets, utilities, traffic control signs, electroliers (underground wiring) shall be designed, constructed and/or installed in accordance with City standards prior to occupancy. Plans shall be approved by then Department of Public Works.
- C. Submit a preliminary utility plan and grading/drainage plan. The plans should show existing and proposed sewer, storm drain and water mains and laterals on El Camino Real that serve or will serve the new building. The proposed building will reside over an existing v-gutter with a drainage inlet on-site.

**12. ROOF/ROOF SCREENS**

- A. Roof vents, pipes and flues shall be combined and/or collected together on slopes of roof or behind parapets out of public view to meet code requirements as noted in Sunnyvale Municipal Code Section 19.38.020.

**13. SIGNS**

- A. A new master sign program shall be established for the shopping center. An application shall be filed before approval of building permits.

**14. TRAFFIC/ROAD IMPROVEMENTS**

- A. Approval of detailed street improvements plan shall be obtained from Public Works and bonds posted prior to issuance of a Building Permit.

**15. UNDERGROUND UTILITIES**

- A. All proposed utilities shall be undergrounded.
- B. Applicant shall provide a copy of an agreement with affected utility companies for undergrounding of existing overhead utilities which are on-site or within adjoining rights-of-way prior to issuance of a Building Permit or a deposit in an amount sufficient to cover the cost of undergrounding shall be made with the City.
- C. If any additional poles are proposed to be added, developer shall have PG&E submit the preliminary plan to Public Works Department for review. City Council shall make the decision if any additional poles are acceptable or not. Under no circumstances shall additional poles be permitted along the frontage of this development.

**16. VEHICLES**

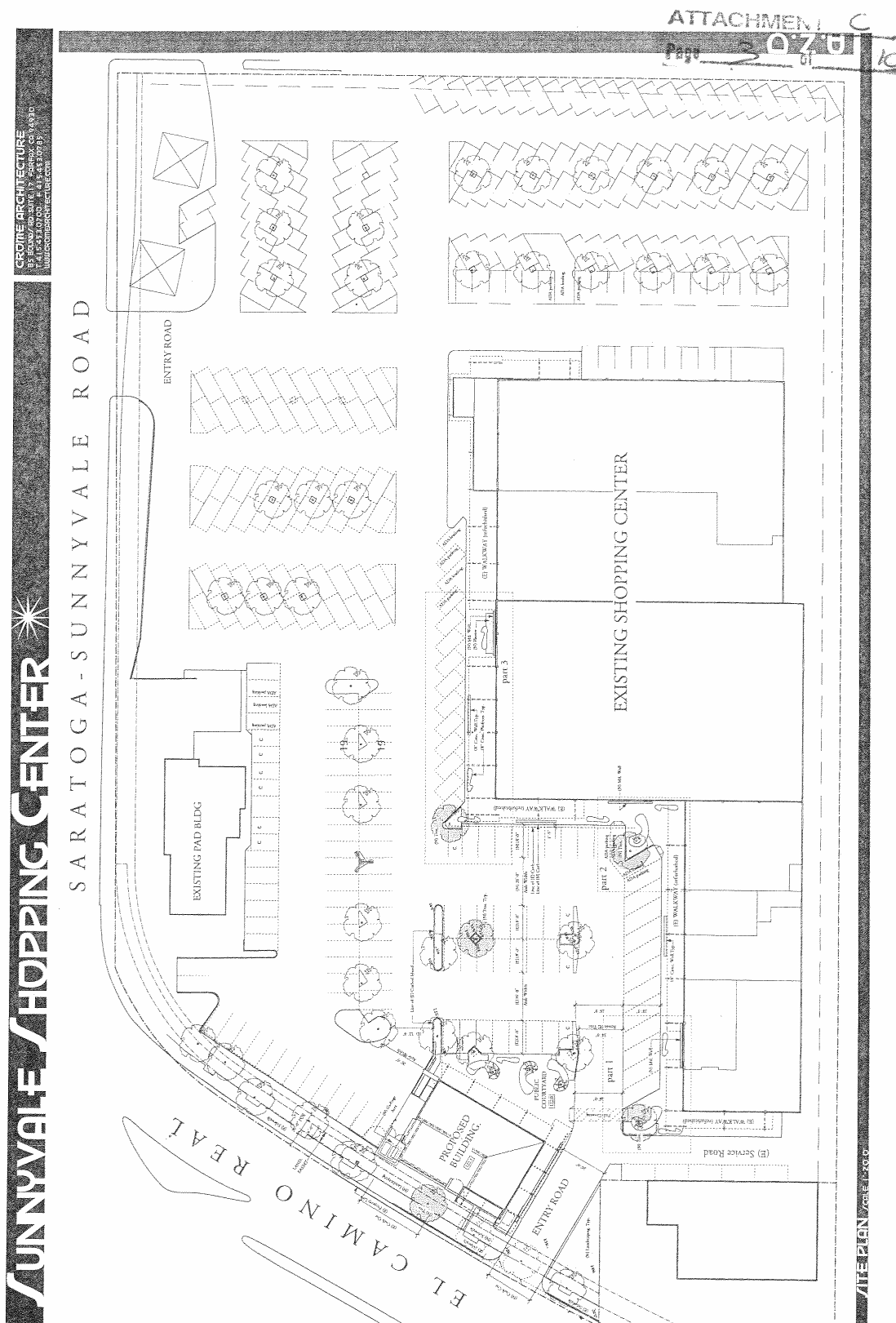
- A. No vehicles or trailers shall be advertised for sale or rent on the site and nor vehicle sales, leasing or rentals shall be conducted at the site.

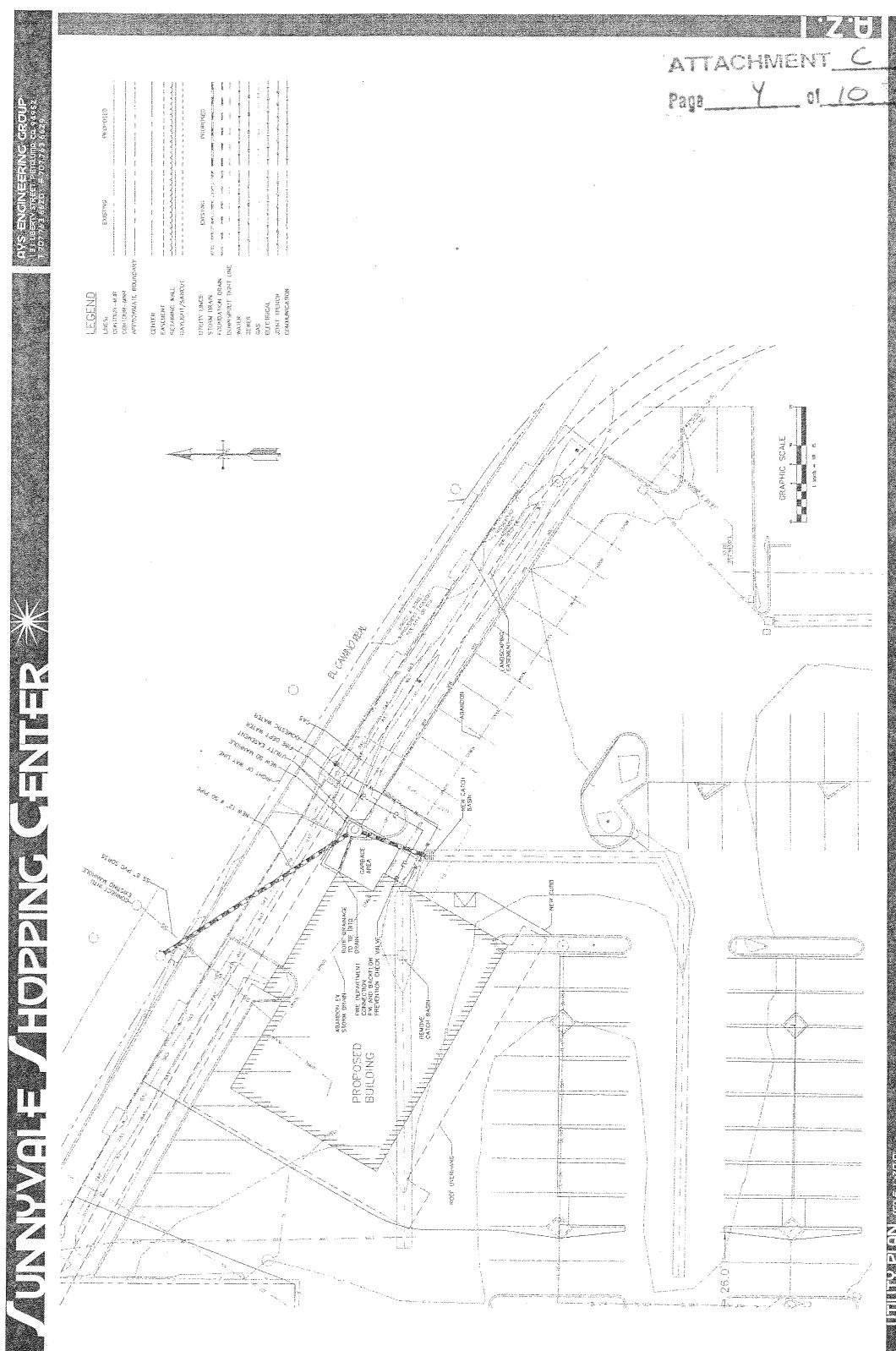
**17. STORMWATER MANAGEMENT**

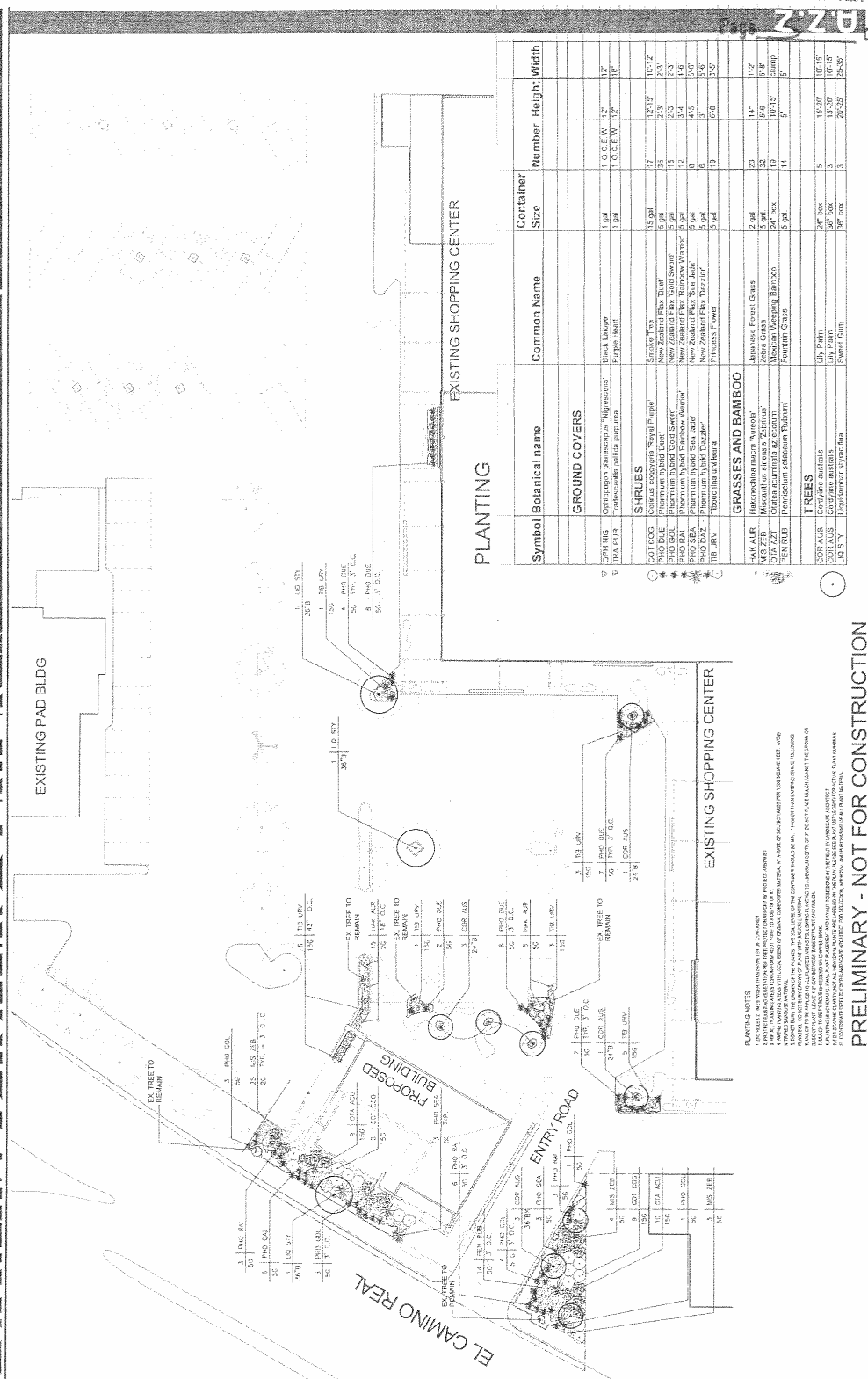
- A. An Impervious Surface Data Calculation worksheet is required to be completed and submitted for the California Regional Water Quality Control Board prior to issuance of a Building Permit.
- B. The project shall incorporate "Best Management Practices" (BMPs) within the site to reduce stormwater runoff of the site. These practices shall be included in plans submitted for a Building Permit.









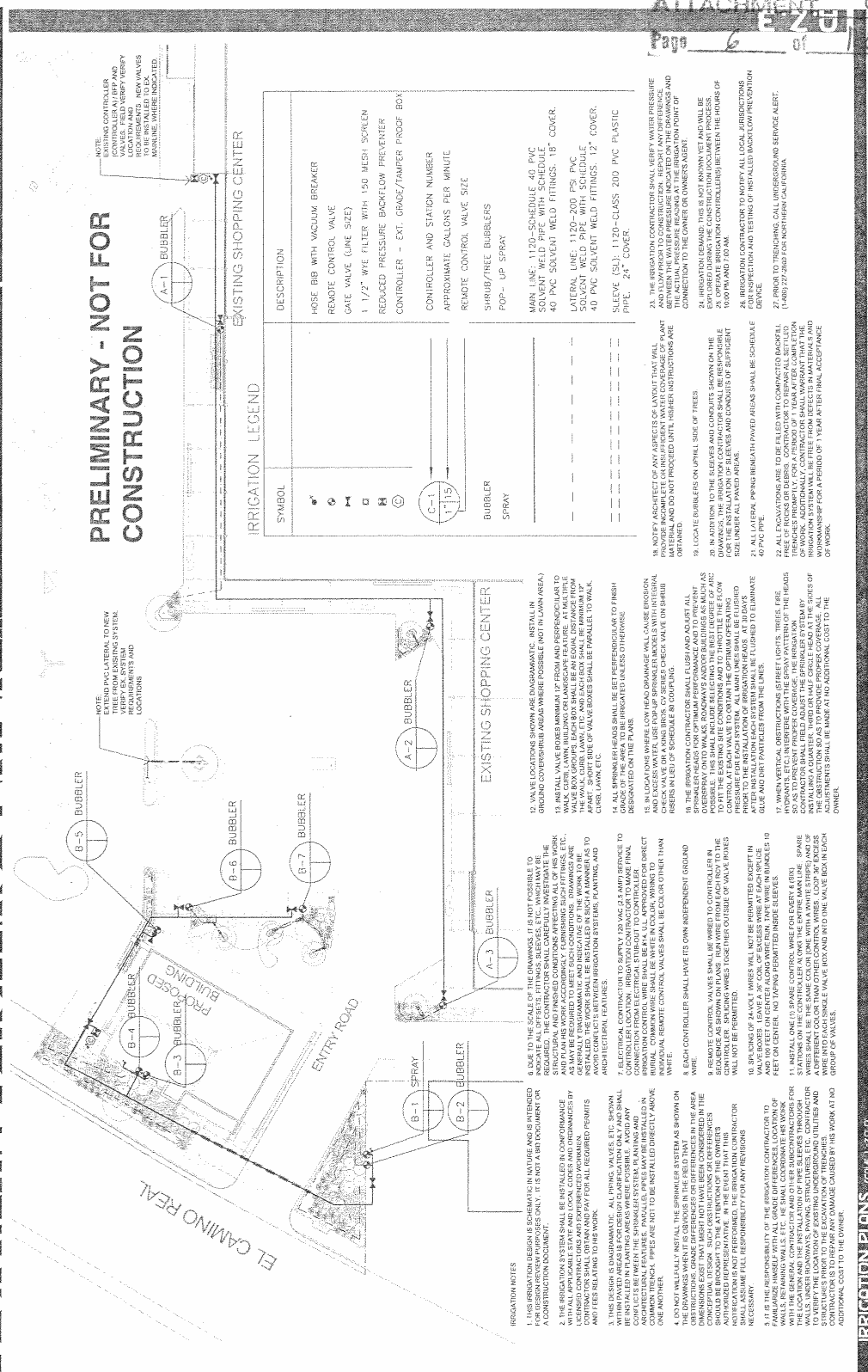


PRELIMINARY - NOT FOR CONSTRUCTION

# LANDSCAPE PLANS

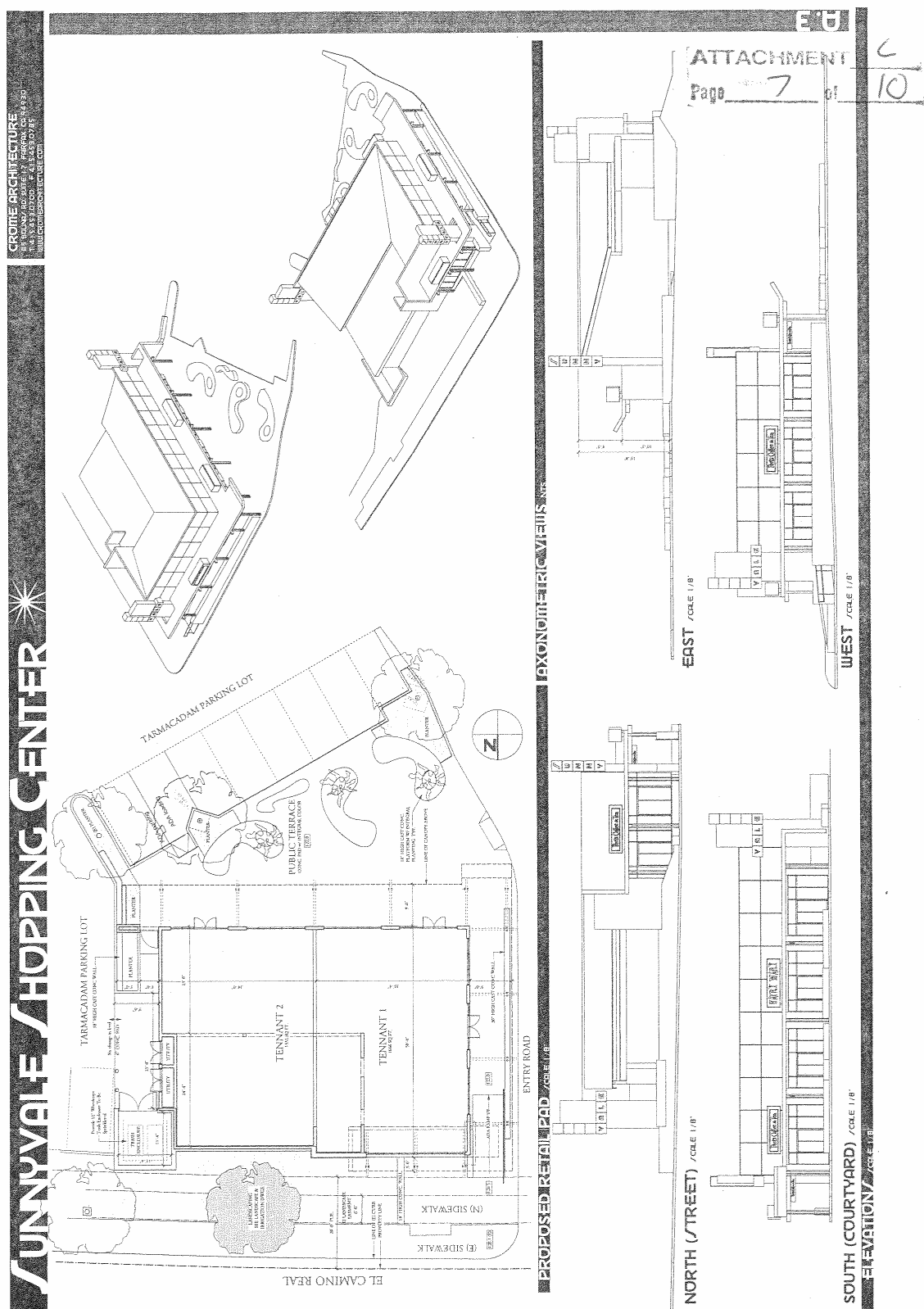
Page 226 C  
10

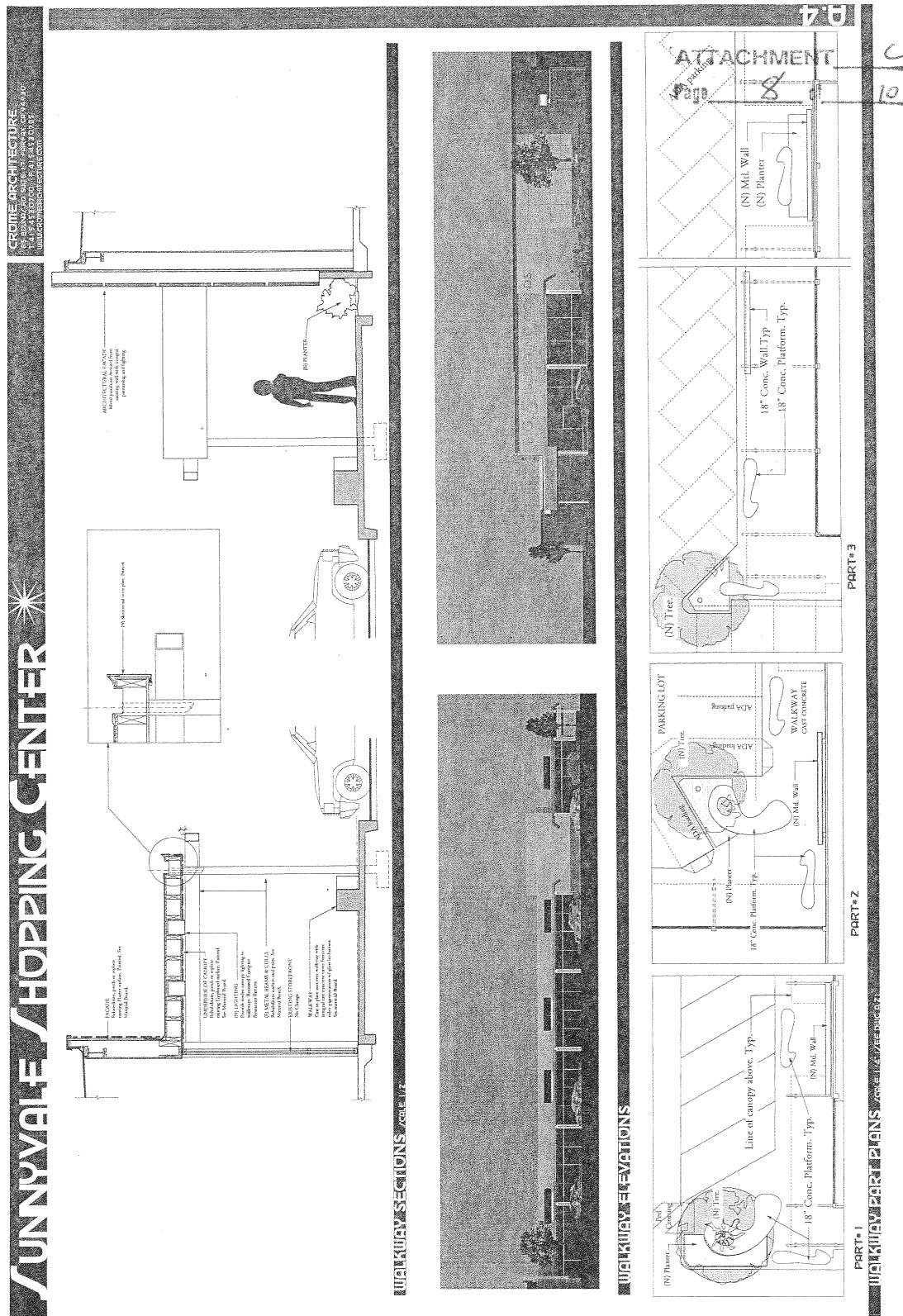


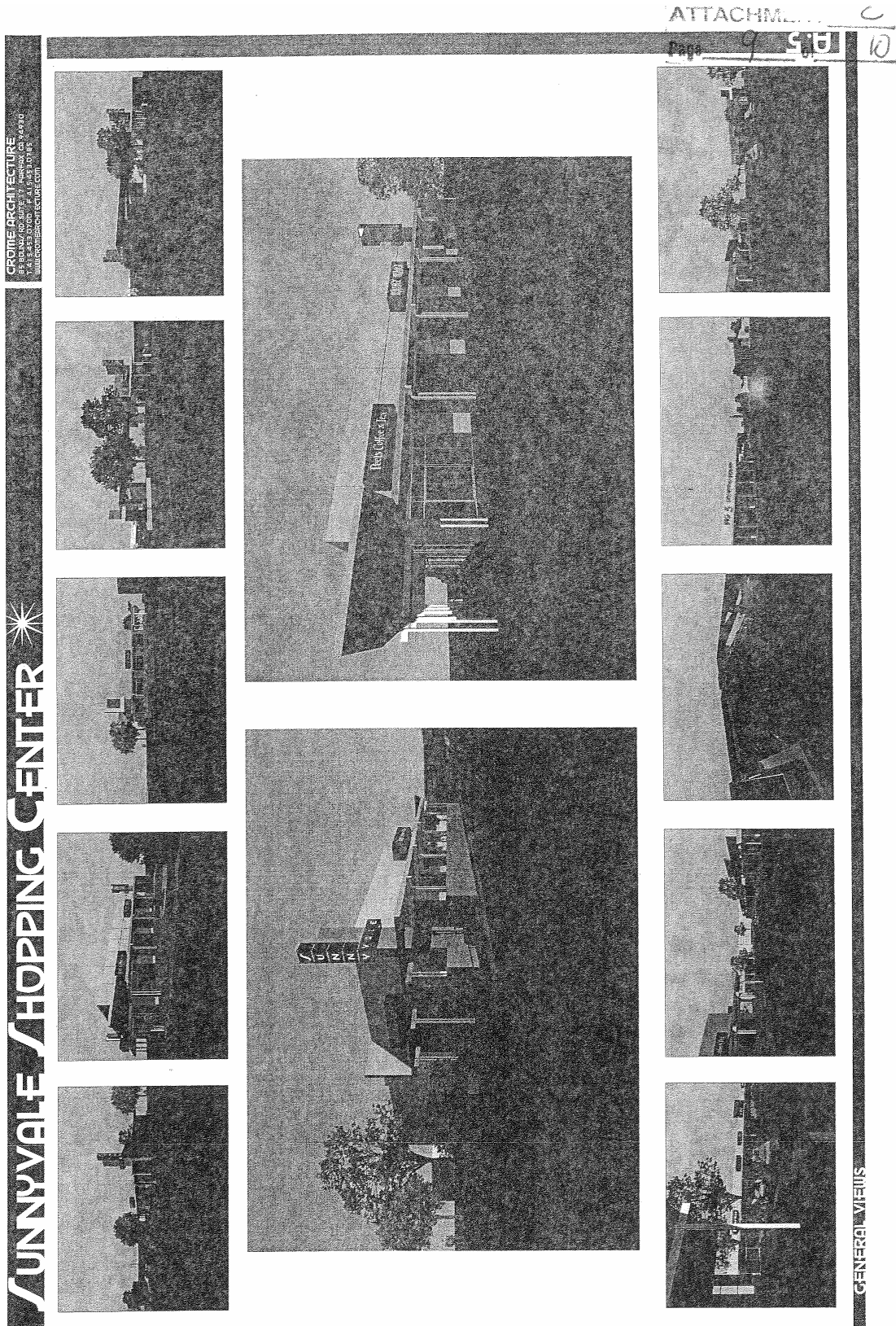


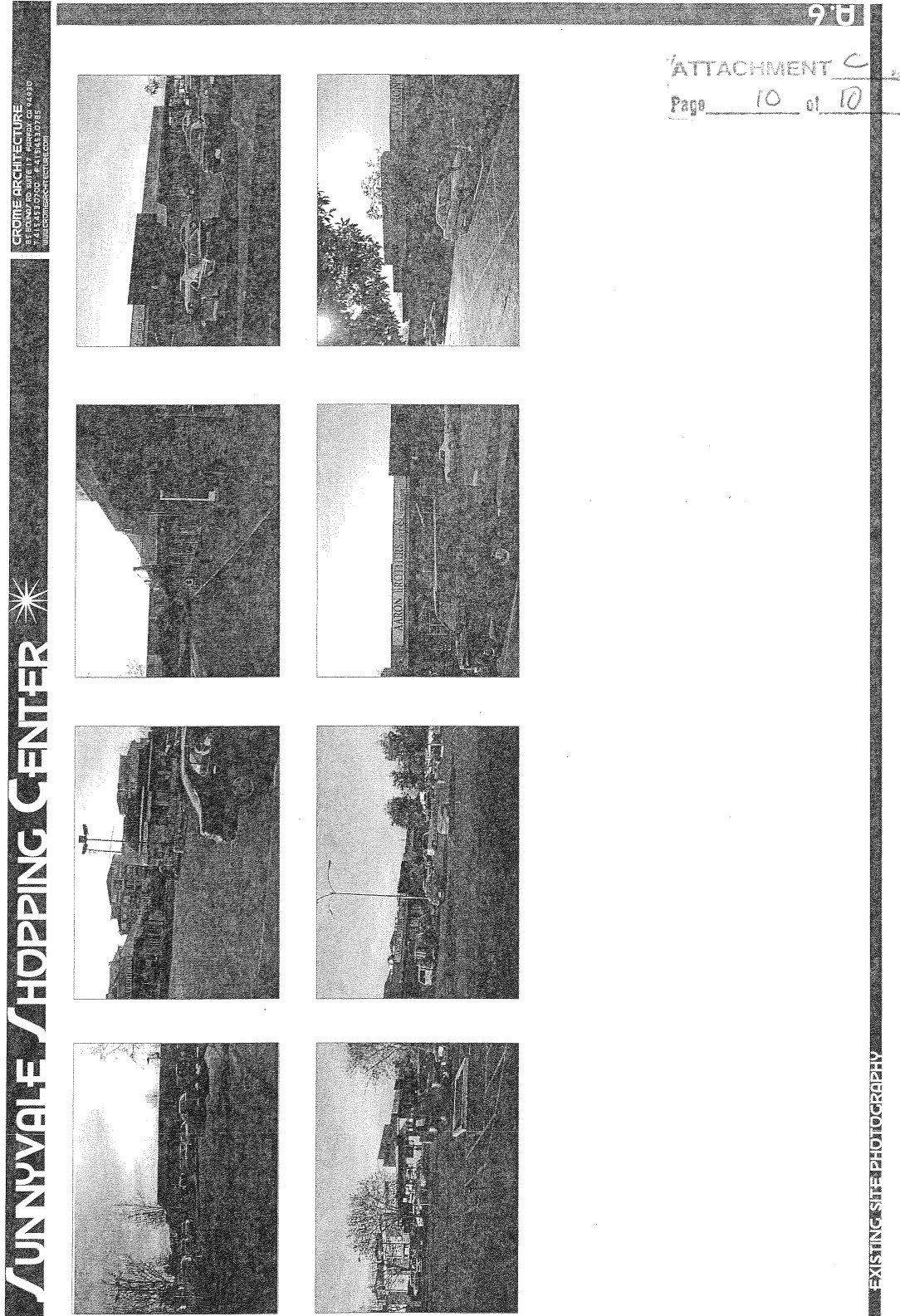
ATTACHMENT C  
E-Z-U  
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## ERRATON PLANS









ATTACHMENT D  
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	Floor Area	Parking Rate	Required Spaces
<b>Retail Stores</b>			
Trader Joes	9507		
Aaron Brothers	9500		
Big 5 Sporting Goods	18036		
Radio Shack	3072		
Hair Salon	960		
Shoe Store	1853		
<b>Total</b>	<b>42928</b>	<b>1/200</b>	<b>215</b>
<b>Office</b>			
Dentist	3063		
<b>Total</b>	<b>3063</b>	<b>1/200</b>	<b>16</b>
<b>Restaurant Fast Food</b>			
Baja Fresh	4123		
Una Mas	1420		
<b>Total</b>	<b>5543</b>	<b>1/75</b>	<b>74</b>
<b>Restaurant (w/out fixed seating)</b>			
Pho World	1520		
Proposed Uses	3198		
Proposed Outdoor Seats	10	1 per 2 seats	5
<b>Total</b>	<b>4728</b>	<b>1/110</b>	<b>43</b>
<b>Overall Total</b>			<b>353</b>